

Section 3. Lessee shall pay all taxes and assessments, general and special, and all other impositions, ordinary and extraordinary, of every kind and nature whatsoever, levied or assessed on the demised premises, or any part thereof, including taxes on rents or on any buildings or improvements at any time situated thereon, or levied or assessed on the interest of Lessor (of Lessor's lessor of the ground upon which the demised premises are situated) in or under this lease during the term of the lease all of which taxes, assessments and other impositions shall be paid by Lessee within thirty (30) days after the same shall have become due and payable, and Lessee shall thereupon submit to Lessor a receipted bill or bills showing the payment thereof, Lessee, however, may take the benefit of the provisions of any statute or ordinance permitting any such assessments to be paid over a period of time, provided however, that the entire amount of such assessment shall be paid by Lessee before the expiration of the term of this lease, subject to the adjustment thereof between the Lessor and the Lessee as of the expiration date. The real estate taxes, water charges and sewer rents, if any, for the fiscal year or tax year in which the term of this lease shall begin, as well as for the year in which the lease shall end, shall be apportioned so that the Lessee shall pay only those portions thereof which correspond with the portions of said years as are within the term hereby demised. Nothing herein contained shall require or be construed to obligate Lessee to pay any franchise, excise, corporate, estate, inheritance, succession, capital levy or transfer tax of Lessor.